069.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,059,300 / 1,059,300
					USE VALUE:	1,059,300 / 1,059,300
					ASSESSED:	1,059,300 / 1,059,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEEMYS GEORGE A
Owner 2:	
Owner 3:	
Street 1:	52 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEEMYS GEORGE A/TRUSTEE -
Owner 2:	DEVLIN DIANE/TRUSTEE -
Street 1:	52 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,590 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1911, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10590.000	278,100	6,600	774,600	1,059,300
Total Card	0.243	278,100	6,600	774,600	1,059,300
Total Parcel	0.243	278,100	6,600	774,600	1,059,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.37 | /Parcel: 436.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43786
GIS Ref:
GIS Ref:
Insp Date: 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,000	6600	10,590.	774,600	1,059,200	1,059,200	Year End Roll	12/18/2019
2019	101	FV	247,900	6800	10,590.	719,300	974,000	974,000	Year End Roll	1/3/2019
2018	101	FV	247,900	6800	10,590.	719,300	974,000	974,000	Year End Roll	12/20/2017
2017	101	FV	247,900	6800	10,590.	630,700	885,400	885,400	Year End Roll	1/3/2017
2016	101	FV	247,900	6800	10,590.	575,400	830,100	830,100	Year End	1/4/2016
2015	101	FV	218,200	6900	10,590.	509,000	734,100	734,100	Year End Roll	12/11/2014
2014	101	FV	218,200	6900	10,590.	481,300	706,400	706,400	Year End Roll	12/16/2013
2013	101	FV	218,200	6900	10,590.	458,100	683,200	683,200		12/13/2012

!5896!

PRINT

Date	Time
12/10/20	20:43:21

LAST REV

Date	Time
12/26/19	14:10:43
apro	
5896	

USER DEFINED

Prior Id # 1:	43786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEEMYS GEORGE A	70653-367		2/22/2018	Convenience	99	No	No		
DEEMYS JUDITH M	70653-358		2/22/2018	Convenience	99	No	No		
	20124-261		10/1/1989		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1475		3,000					
1/27/2017	97	New Wind	11,811	C				
11/27/2006	1023	Det. Gar	20,000	C		G8	GR FY08	remove replace gar
1/24/2004	64	Redo Bat	35,000	C				ADDED NEW ROOF LIN

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Meas/Inspect	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
11/2/2005	Permit Visit	BR	B Rossignol
11/9/1999	Inspected	267	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10590		Sq. Ft.	Site		0	70.	1.04	12			View	50					774,584						774,600	

Total AC/HA:	0.24311	Total SF/SM:	10590	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	774,584	Spl Credit		Total:	774,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.23692000
Const Adj.:	1.01757491
Adj $ / SQ:	113.279
Other Features:	77426
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341663
Depreciation:	63549
Depreciated Total:	278113

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

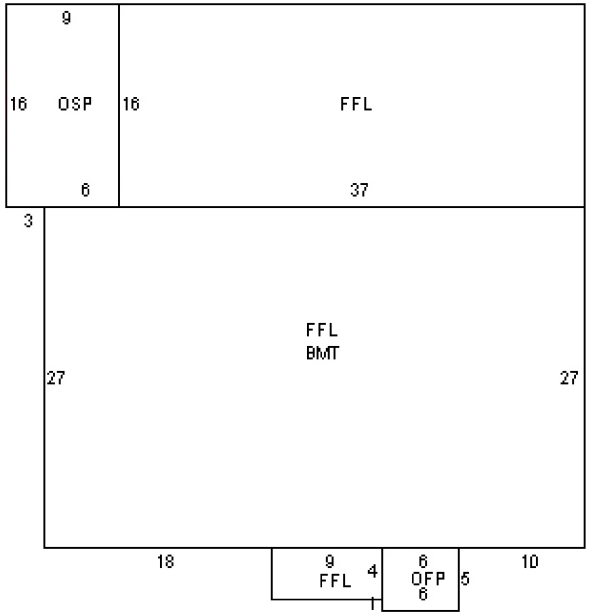
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	113.28
Special Features:	0	Val/Su Net:	89.02
Final Total:	278100	Val/Su SzAd	155.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,789	113.280	202,657
BMT	Basement	1,161	48.000	55,730
OSP	Screen Porch	144	31.290	4,506
OFP	Open Porch	30	44.770	1,343

Net Sketched Area:	3,124		Total:	264,236	
Size Ad	1789	Gross Are	3124	FinArea	2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	55		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	GD	2006	33.22	T	7.8	101			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600